

From: megan@chillemi.com <megan@chillemi.com>

Sent: 4/9/2024 2:59:28 PM

To: Public Comment <PublicComment@trpa.gov>

Cc: alain@dowl.com <alain@dowl.com>;

Subject: April 10, 2024 Meeting RPIC - Agenda Item VI.A. - Tahoe Area Plan Amendment - Schools - Kindergarten through Secondary, Wood Creek Regulatory Zone

As a North Shore property owner for 55 years, I want to express my wholehearted support for the update to the TRPA Master Plan, Tahoe Area Plan as well as the Tahoe Area Regulatory Zone Map to reflect the previous approval by Washoe County's Board of County Commissioners and Planning Commission on kindergarten to secondary schools in the Wood Creek Regulatory Zone.

The staff report clearly states the 2020 census and the American community Survey show an increase of the total population of Incline Village from 2018 to 2021, with a steady increase in the age group 18 years and under. With our changing demographics in both Incline Village as well as Placer County's North Shore, we must maintain a vibrant schooling system, both public and private, to both support our community now and in the future. The continuing operation and possible expansion of a Catholic Montessori school in the area not only impacts Incline, but the neighboring town centers and villages from Brockway to Kings Beach on to Tahoe City, and beyond to Truckee.

Residents are requesting choices in schooling for their youngsters, as well as access to increased services in retail, transportation and housing. This change also supports TRPA's initiative on housing amendments.

Thank you for the opportunity for public comment.

Megan Chillemi

From: Michelle Brown <mbrown@trpa.gov>
Sent: 4/9/2024 12:00:01 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: FW: Parking forced onto MT Rose Hwy do to School population
Attachments: [image001.png](#)

Michelle Brown
Associate Planner
Long Range Planning Department
775-589-5226 mbrown@trpa.gov



Visit the [Parcel Tracker](#) on [LTInfo.org](#) for parcel and permit information.

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Monday, April 8, 2024 10:01 PM
To: Cindy.Gustafson <cindygustafson@placer.ca.gov>
Cc: Alexis Hill <ahill@washoecounty.gov>; Michelle Brown <mbrown@trpa.gov>
Subject: Parking forced onto MT Rose Hwy do to School population

[Download Attachment](#)

Available until May 8, 2024

https://www.trpa.gov/wp-content/uploads/documents/RPC-Agenda-Item-No-3-Washoe-County-Tahoe-Area-Plan-Amendment-Public-Comments_2024-03-27.pdf

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RPC-Agenda-Item-No-3-Washoe-County-Tahoe-Area-Plan-Amendment-Public-Comments_2024-03-27.pdf

0 bytes

Shawn Comstock

Sent from my iPhone



**TAHOE
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AGENCY**

P.O. Box 5310
Stateline, NV 89449
775-588-4527
www.trpa.gov

From: Debbie Larson <larsondebbie@hotmail.com>
Sent: 4/9/2024 10:11:20 AM
To: Public Comment <PublicComment@trpa.gov>
Subject: SUPPORT for Adding Schools in Woodcreek Regulatory Zone Amendment

Dear TRPA Advisory Planning Commission:

I have lived in Incline full time for over 25 years and have sent my four children to Incline's public schools.

Please support this amendment. Its limitations ensure that the benefit of choice for locals, including some in the Woodcreek neighborhood, will not change the character of the neighborhood.

Please remember that St. Francis Church – a very active parish with many people coming and going for decades – has been part of that character for almost 60 years.

Sincerely,

Debbie Larson

From: Cara Harding <charding912@gmail.com>
Sent: 4/9/2024 6:22:59 AM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>;
Subject: Schools – Kindergarten Action/Recommendation through Secondary

Dear TRPA Advisory Planning Commission,

St. Clare's Montessori School is a great addition to Incline Village. This school has made such a positive impact on our children and our family as a whole. St. Clare's allows our children to be well educated and practice their faith right here in Incline, their home (without driving 40 minutes to attend a faith based school). The school has filled a long standing void in the local community and is giving back by encouraging the students to be pillars of that same community.

Please consider approving zoning to keep St. Clare's at St. Francis of Assisi.

Kindly,

Cara Harding

From: Aaron Harding <aaron_harding@icloud.com>
Sent: 4/9/2024 10:21:34 AM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>;
Subject: Washoe County Tahoe Area Plan to add "Schools – Kindergarten through Secondary"

I support the proposed amendment to the Washoe County Tahoe Area Plan to add "Schools – Kindergarten through Secondary" as a special use within the Wood Creek Regulatory Zone, for those parcels equal to or greater than three acres in size.

As a homeowner and parent living in Incline Village, my family and I wholeheartedly agree that the community needs the St. Claire's School at St. Francis to provide faith-based education to its children. Incline Village offers no other faith-based K-8 or K-12 schools, forcing residents to travel over 25 to 40 miles to receive a faith-based education. St. Clare's Montessori provides a premier education to fill our community's fundamental faith-based educational needs.

Sincerely,

Aaron Harding

From: Tony Schweiss <tony.schweiss@gmail.com>
Sent: 4/8/2024 5:01:02 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Written Comment: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone - April 10, 2024 Meeting

Subj: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone - April 10, 2024 Meeting
From: Tony Schweiss
Address: 1008 Galaxy Way, Incline Village, NV

Dear TRPA Advisory Planning Commission,

My wife, five children, and I are residents of Incline Village. We are fortunate to be able to make a home of our beautiful town and area for several reasons but the keystone reason is the existence of a Catholic school to which we can confidently send our kids to learn in an environment informed by our faith. Having this choice and having the school co-located with the Church that is our religious home, is what keeps us in Tahoe and in Incline Village. Simply put, if the school didn't exist here, we would need to leave.

Some people have asked me why the local public school isn't the right answer for us. I fully support public schools and the right of all children to high quality education. My tax dollars are a material support, and how I vote is heavily influenced by public educational considerations. But for our family, our religion is at the center of how we engage with the world around us. The freedom and opportunity to choose to send our kids to a school that follows the tradition of our faith is a core consideration when determining where to raise our family. As a parent of kids at St. Clare's, I know that the other families feel similarly.

Further, as a member of the Pastoral Council of St. Francis, I strongly support this DCA. It is a core tenet of our belief that we have an obligation to offer an education to the children of our parishioners that is aligned to our faith. Parishioners of St. Francis may choose to use this school for the reasons my wife and I have chosen to send our children to the school. The DCA you are considering would give us the opportunity to continue operating in a way that aligns and fulfills our mission as a religious organization.

Besides the positive and tangible support for this DCA from the St. Francis and Village Church communities, there has been some criticism. I would like to address some of the common themes of some of the questions raised that seem relevant for your Commission.

- St. Francis has been functioning in its current location since 1969 with far more activities involving much higher traffic and numbers of children than this school will add to the location. Four masses per weekend, weddings and funerals on a regular basis, religious education with over 100 kids at events, etc. There are also community events the church hosts on a regular basis throughout the year on weekdays and weekends.
- The church building has a capacity of roughly 300 people and can be safely used for its permitted number of people, including all of the types of uses listed above.
- The uses listed above have really not raised any consistent or substantial notice from neighbors over the years, and those church related events bring in much, much more traffic than the small school does (or would).
- Given the points above, the arguments opposed to the DCA strike me as potentially ignoring the overwhelming actual experienced use of the property. That is, the property can, and consistently is used safely for much larger crowds of people than the school will ever host.
- The Planning Committee and TRPA should be confident that this DCA will not increase risk and that any specific concerns of the broader community can be mitigated in the terms of a special use permit.

The opportunity for Incline to offer school choices to its residents is impactful for the whole community and will be a growing and contributing factor to attracting more full-time residents who desire to make this their permanent home for their young and growing families.

Sincerely,
Tony Schweiss

From: Sharon Schrage <sharon.e.schrage@gmail.com>
Sent: 4/8/2024 3:07:17 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Wood Creek Subdivision

To TRPA,

In the DOWL report for the proposed Wood Creek Development, it says, " 3.11 Risk of Upset, Environmental Issues is marked "No" X with to regards to "Involve possible interference with an emergency evacuation plan

As an Incline resident who had family members who called Paradise, CA home and lived in the East Bay, CA during the Oakland Hills fire, I completely disagree with these findings and argue that the change of code will directly affect **ALL** Incline residents as **Emergency Evacuation Route SR 431 from approximately College Drive down to SR 28 is one of only THREE evacuation routes for Incline Village**. Additionally, there is a runaway truck ramp (that was needed by a runaway truck just last summer) in the middle of this proposed school zone.

As many of the students of these 'special use permitted schools' do NOT live in Incline, and commute on one of the three evacuation routes, all of whom see unanticipated total road blocks from traffic jams throughout the work week-specifically during the school year, the additional traffic of families coming into Incline to try and pick up their children during an emergency evacuation event is a disaster in the making. Trying to evacuate an entire village on a two-lane road while out of area parents are coming into Incline, desperately trying to save their children is an issue that has not been suitably reviewed, discussed and shared with the entire community--not just the several neighborhoods directly next to the proposed. MANY Incline residents have SR 28 as their evacuation plan and have no idea of this special use permit that, if approved, could cost the lives of friends and neighbors during an emergency.

We all remember that for an hour or three, Incline Village was in danger of evacuation during the 2021 Caldor Fire, which was still a fiery inferno into October 2021, long after the school year started. Making the SR 431 Emergency Evacuation Route a school zone is a dangerous decision for ALL of Incline Village and its visitors. Forest Fires and Runaway Trucks do not limit themselves to weekends and holidays.

PLEASE keep Incline safe and **oppose** this rezoning issue. Keep the SR 431 Evacuation Route as it was intended--not a school zone.

Sharon Schrage

From: Sophie Fox <sfox@placer.ca.gov>
Sent: 4/8/2024 1:14:47 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: FW: Parking on MT Rose Hwy
Attachments: [IMG_5298.PNG](#) , [IMG_5299.PNG](#) , [IMG_5300.PNG](#) , [IMG_5301.PNG](#) , [IMG_5308.PNG](#) , [IMG_5207.HEIC](#) , [IMG_5209.HEIC](#) , [IMG_2308.HEIC](#) , [IMG_2307.HEIC](#)

From: Scott Comstock <scom2000@sbcglobal.net>
Sent: Monday, April 8, 2024 9:40 AM
To: Cindy Gustafson <cindygustafson@placer.ca.gov>
Subject: Fwd: Parking on MT Rose Hwy

Morning Cindy ,
PLEASE Vote No on rezoning Tahoe Woodcreek
Regulatory zone to a school zone !! 2 schools
K -12 . If rezoned it WILL clog our Hwy (431)
during a wild Fire emergency ! This Vote is April 10th
Please see photos below over the past 2 yrs with Temporary permits from TRPA .
Safety first
Shawn Comstock
Full Time resident
31 yrs of Woodcreek

Sent from my iPhone

Begin forwarded message:

From: Scott Comstock <scom2000@sbcglobal.net>
Date: April 5, 2024 at 8:38:27 PM PDT
To: rsommers@nltpd.net
Subject: Parking on MT Rose

This is parking from Back to School activities for the St Clares school, creating overflow parking on to 431 and Kelly Dr . This happens very often in the past two years with the Temporary permits from TRPA
Festivals in lower parking lot on Kelly Dr . All parking on MT Rose Hwy (431) near Truck ramp is dangerous for or during emergency evacuations Proposed portable classrooms in lower parking lot with the SUP . Please inform TRPA how dangerous this could be to Rezone infrastructure for this project for two schools on our Wildfire emergency evacuation route .
Safety First
Shawn Comstock

St Clares on Kelly and 431

Village Church

Over flow parking 431/ McCourry

Village Church over flow parking on McCourry

This is standing at the stop sign on Kelly Dr looking east up Mt. Rose Hwy.



 washoecounty.gov 

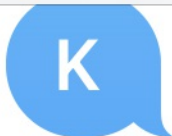


This is the current overflow parking lot where school modular classrooms will be built. Where do these cars park once the buildings are completed. No off street parking on road shoulder available.





Marlene >



Man, 31, killed in big-rig crash at North Tahoe runaway truck ramp

tahoedailytribune.com



iMessage





Marlene >



THE UNION News for Nevada County, California

Big rig overshoots runaway ramp, crashes into Lake Tahoe home; driver feared dead

theunion.com

June 18th 2010



iMessage



 washoecounty.gov 

This is standing at the stop sign on Kelly Dr looking east up Mt. Rose Hwy.



T-Mobile Wi-Fi

6:43 PM

44%

 washoecounty.gov 



This is the current overflow parking lot where school modular classrooms will be built. Where do these cars park once the buildings are completed. No off street parking on road shoulder available.



T-Mobile Wi-Fi

7:22 PM

28%



Marlene >



Man, 31, killed in big-rig crash at North Tahoe runaway truck ramp

tahoedailytribune.com



iMessage



T-Mobile Wi-Fi

8:26 PM

63%



MB

Marlene >

THE UNION
News for Nevada County, California

**Big rig overshoots
runaway ramp, crashes
into Lake Tahoe home;
driver feared dead**

theunion.com

June 18th 2010



iMessage



From: Peter Larson <peterlarson21@gmail.com>
Sent: 4/8/2024 9:33:21 PM
To: Public Comment <PublicComment@trpa.gov>
Cc: alain@dowl.com <alain@dowl.com>;
Subject: TAP Amendment Public Comment

Hello TRPA Regional Plan Committee,

I am writing again regarding the Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone. I am writing in favor of the TAP amendment.

My name is Peter Larson and I am a teacher at Saint Clare's. I am also a parishioner of Saint Francis and have been a resident of Incline for 25 years. I would like to directly address some of the concerns regarding the amendment.

1. **Parking:** Saint Francis has hundreds of visitors every weekend to celebrate Mass, funerals, weddings, and other gatherings. The property has always been able to accommodate such levels of parking on the weekends. The school uses the same property during the week when the parking lots sit empty. In the rare event that a funeral or wedding takes place during the week, Saint Clare's staff works closely with Saint Francis Staff to plan effectively and ensure the students' safety.
2. **Threat to the public schools:** Many of the families that send their students to Saint Clare's do not see the public school as a viable option for their child's education. Families should have the opportunity to send their child to a faith-based school if they choose to do so.
3. **Safety:** Saint Francis has been on this parcel for 60 years. In that time, many children have played on the property, including myself during my own upbringing. The history of the church proves that children can safely play with proper supervision. At Saint Clare's, students are always supervised outside.

Thank you,
Peter Larson

From: Luke Derrin <lderrin@gmail.com>

Sent: 4/8/2024 10:13:06 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: For "Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek

"Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone"

Hello,

Being a resident of Incline Village, I was happy to see a religious school choice in town. In regard to the Wood Creek Regulatory Zone, I feel it is important for our children to gain a great education well-rounded in religion, community, and academics with Montessori methods. Saint Clare's at St. Francis church is offering this at the highest standard.

The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,
Luke Derrin
7608222821
1358 Zurich Ln
Incline Village
Nevada
89451

From: Kristin Derrin <kristinderrin@gmail.com>

Sent: 4/8/2024 10:36:25 PM

To: Public Comment <PublicComment@trpa.gov>

Subject: Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone

"Proposed Amendment to the Washoe County Tahoe Area Plan to add 'Schools - Kindergarten through secondary' as a special use within the Wood Creek Regulatory Zone"

Hello TRPA Regional Plan Implementation Committee,

Being a resident of Incline Village, I was happy to see a religious school choice in town. It is important for our children to gain a great education well-rounded in religion, community, and academics. The fact that the kids are at St. Francis church is a blessing. Weekly Mass, incredible education, teaching our kids important values and how to be respectful citizens, something that is lacking in our world. My hope is that St. Francis is zoned for our school so our children can continue to gain an incredible education in an inspiring setting.

Thank You,
Kristin Derrin
Mother to Primary and Elementary Students.
1358 Zurich Ln
Incline Village
Nevada

From: TRPA <trpa@trpa.gov>
Sent: 4/1/2024 10:37:47 AM
To: Public Comment <PublicComment@trpa.gov>; Jeff Cowen <jcowen@trpa.gov>
Subject: Fw: Decline SUP Woodcreek Regulatory Zone
Attachments: Outlook-hsi2nyfv.png

Please see below. Thanks!

TRPA Staff
trpa@trpa.gov



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From: Marlene Borgess <marlenej17@aol.com>
Sent: Saturday, March 30, 2024 12:53 PM
To: Brendan Ferry <Brendan.Ferry@edcgov.us>; Jennifer Carr <jcarr@ndep.nv.gov>; ElleryStahler <estahler@lands.nv.gov>; Hilary Roverud <hroverud@cityofslt.us>; Jason Drew <jdrew@ncenet.com>; TimCallicrate <tim2tahoe@msn.com>; Crystal Jacobsen <CJacobse@placer.ca.gov>; Ben Letton <ben.letton@waterboards.ca.gov>; Eric Young <EYoung@washoecounty.us>; Lee Plemel <lplemel@carson.org>; Kmoneil <Kmoneil@douglasnv.us>; Garth Alling <galling@sierraecotonesolutions.com>; Chad Stephen <stephen@lakevalleyfire.org>; ExecutiveAssistant Washoe <executive.assistant@washoetribe.us>; Steve Teshara <SteveTeshara@gmail.com>; Cindy.Gustafson <cindygustafson@placer.ca.gov>; Hayley Williamson <hayley.a.williamson@gmail.com>; Shelly Aldean <shellyaldean@gmail.com>; fvaguilar@sos.nv.gov <fvaguilar@sos.nv.gov>; Ashley Conrad-Saydah <ashleyc@alumni.princeton.edu>; Jessica Diss <jdiss.trpa@gmail.com>; Belinda Faustinos <belindafastinos@gmail.com>; TRPA <trpa@trpa.gov>; Meghan Hays <Meghan.hays9@gmail.com>; Alexis Hill <AHill@washoecounty.us>; Vince Hoenigman <vhoenigman@yahoo.com>; James Settelmeyer <JSettelmeyer@dcnr.nv.gov>; BOSFive@edcgov.us <BOSFive@edcgov.us>; Wesley Rice <wrice@douglasnv.us>; Alexandra Leumer <TRPALeumer@yahoo.com>; Julie Regan <jregan@trpa.gov>; John Marshall <jmarshall@trpa.gov>; Marja Ambler <mambler@trpa.gov>
Subject: Decline SUP Woodcreek Regulatory Zone

Dear Advisory Board & Governing Board:

Please see below my concerns regarding the rezoning Mt Rose Highway to a school zone. I oppose this rezoning for many reasons listed in me prior emails to Washoe County and TRPA.

Thank you for your consideration.

Marlene Borgess

Dear Alexis Hill, Jeanne Herman, Michael Clark, Mariluz Gargia and Clara Andriola,

I have sent the two emails below on August 11, 2023 and September 24, 2023 to TRPA regarding the Church Schools issue. Alexis Hill received these emails at that time. I understand that Washoe County Commissioners are now voting on this matter. I am submitting my prior TRPA email letters for your review and consideration for our already busy residential neighborhood. Even though I am of close proximity (about 2 blocks) to McCourry and Mt. Rose Hwy 431, without Shawn Comstock's notification, I would have never known this was even an issue in my residential neighborhood. I feel that there are many residents in close proximity that have not been informed. I hope you consider the ramifications to our neighborhood and surrounding highways, including safety and traffic flow. Have you required a Traffic Safety and Traffic Flow Study from an independent firm that Nevada Highway Patrol and Washoe County Sheriffs have reviewed?

I hope you take careful consideration regarding all residents this will impact.

Sincerely,

Marlene Borgess

532 McDonald Drive, Incline Village, NV 89451

PO Box 5604, Incline Village, NV 89450

775-233-7262

----- Forwarded Message -----

From: Marlene Borgess <marlenej17@aol.com>
To: ahill@washoecounty.gov <ahill@washoecounty.gov>; cweiche@washoecounty.gov <cweiche@washoecounty.gov>; jstock@trpa.gov <jstock@trpa.gov>; bcornell@trpa.gov <bcornell@trpa.gov>; charlie@movemountains.com <charlie@movemountains.com>; tloyd@washoecounty.gov <tloyd@washoecounty.gov>; "publiccomment@trpa.gov" <publiccomment@trpa.gov>
Sent: Sunday, September 24, 2023 at 08:11:40 PM PDT
Subject: Re: Cement Truck Accident & Fire Resubmitting 9/24/23: Church Schools 8/17/23 TRPA Meeting

September 24, 2023 - Resubmitting to TRPA Public Comment & All Addressed

I sent this letter to the below addressed 8/11/23. I'm sure you are aware of the recent September 16, 2023 cement truck with no brakes accident on Highway 431 Mt Rose crashing into a tree and setting it on fire just up the highway from the proposed expansion schools in the Churches. Also, a RV crashed and flipped moments before the cement truck crashed. The cement truck DID NOT make it to the runaway truck ramp.

I'm wondering if the Nevada Highway Patrol and Washoe County Sheriff Department have been consulted regarding the school Churches expansion and possible rezoning.

Again, I have grave concern over excessive traffic, traffic flow and more horrific accidents. One of the reasons I wrote my original letter was to inform you of the

horrific accidents on Highway 431 Mt Rose and my conscious would be clear if an unthinkable accident happened in the future.

Resubmitted,
Marlene J Borgess

August 11, 2023

Alexis Hill, District 1 Washoe County Commissioner ahill@washoecounty.gov
Trevor Lloyd, Washoe Planning Commissioner tlloyd@washoecounty.gov
Courtney Weiche, Washoe Senior Planner cweiche@washoecounty.gov
Jay Stock, TRPA Area Planner jstock@trpa.gov
Bridget Cornell, TRPA Associate Planner bcornell@trpa.gov
Charlie White, St. Francis of Assisi Catholic Church Advisory Representative charlie@movemountains.com

To All Listed Above,

I have lived and raised my children at my home on the lower end of McDonald Drive, Incline Village since 2001. The cross street to McDonald Drive is McCourry Boulevard. I usually do not get involved in politics or planning our community. However, I feel I must speak out against the rezoning of the Wood Creek area to allow increased student enrollment and school expansions of St. Claire Montessori at St Francis of Assisi Catholic Church and The Village Church ("Churches"). I believe that the location of both Churches, located on Mt. Rose Highway 431, are dangerous due to highway safety, parking, jaywalking, traffic bottlenecks and winter driving issues.

The morning of June 18, 2010, I was the 911 emergency call when the semi-truck drove out-of-control towing two full loads of lumber down Highway 431 towards Incline Village. I turned right from Marlette Way on to Mt. Rose Highway 431. Out of nowhere, Fredrick Mathews, the driver of the semi-truck passed me on the right side of my vehicle between my vehicle and the mountain, where there is not a passing lane. I then understood by the smell that his brakes had failed. That day, luckily, my life and the two 11-year old children in my backseat lives were spared because of the drivers ability to squeeze between my vehicle and the mountain. He continued swerving down Mt Rose Highway 431 and avoided another oncoming vehicle. Moments later, Mr. Mathews semi-truck and two loads of lumber hit the runaway truck ramp, flew into the air snapping huge pine trees like matchsticks. His semi-truck burst into flames when he struck the home at 645 Woodbridge Circle, Incline Village. I was still on my cell phone with the Sherriff Department while watching Mr. Mathews semi-truck burn in raging flames. Mr. Mathews never made it out of his semi-truck cab and died at the scene. I am forever grateful that Mr. Mathews was able to hold on to his swerving out-of-control truck and make it to the runaway truck ramp avoiding crashing into my vehicle, an oncoming vehicle, other subdivisions, the two Churches and crossing Highway 28.

A couple of days ago, I was driving my truck and took a righthand turn off Mt. Rose Highway 431 onto McCourry Boulevard to travel home. To my surprise, many vehicles were parked on the edge of the right side of the road. I immediately stopped because a man holding a young child stepped out of these parked cars to walk across McCourry Boulevard in order to walk up the driveway through the full parking lot at The Village Church. I believe these same instances will happen on Kelly Drive where proposed portable buildings would be placed to accommodate added students.

In addition, winter driving conditions will only increase problematic driving, parking, and vehicles stopped on the roads waiting to pickup/drop-off their students from either Church school. Imagine a snowstorm with vehicles trying to turn off Mt. Rose Highway 431 stuck, having no place turn, because the road to either Church School entrance is blocked by waiting vehicles.

The above highlights my heightened concerns about the increased number of vehicles that rezoning the Wood Creek area will cause in a subdivision not designed to handle heightened traffic and congestion. Entrance and exits to both Churches are off Mt Rose Highway 431 where there is already augmented traffic from Reno, additional fulltime residents and surrounding cities. McCourry Boulevard is an especially busy street as cars navigate it to avoid Tahoe Boulevard/Highway 28, drive to Incline Elementary School and Incline High School. If a student population increase is allowed for the Churches, a bottleneck will occur with waiting vehicles on McCourry Boulevard while students are being picked up and dropped off at The Village Church School. This will be very similar to traffic issues around Incline Elementary School on Village Boulevard and Northwood Boulevard and Incline High School on Village Boulevard. An alarming difference is that the stopped traffic for the Churches will spillover to parked vehicles, in both directions, on Mt. Rose Highway 431.

The accident on the runaway truck ramp is not an isolated incident. Just this past July 2023, another very large commercial truck with a fully loaded bed hit the runaway truck ramp. This time the truck stopped on the ramp. Excessive traffic and traffic flow is a real problem to be addressed in our community. Adding students to the two Churches and rezoning the Wood Creek area will only contribute and complicate this issue.

Thank you for considering my experiences and concern.

Marlene J Borgess
532 McDonald Drive, Incline Village, NV 89451
PO Box 5604, Incline Village, NV 89450
775-233-7262 marlenej17@aol.com



**TAHOE
REGIONAL
PLANNING
AGENCY**

P.O. Box 5310
Stateline, NV 89449
775-588-4527
www.trpa.gov

From: Vickie <vtwich@aol.com>
Sent: 3/30/2024 4:49:56 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Village Christian Academy

We feel it is important to have school choice in the education of our children and grandchildren. Village Christian Academy, Incline Village Nv., offers small classroom sizes with teachers and staff who care about their emotional, physical, and spiritual needs. We ask you to vote YES in approval of Village Christian Academy.

Paul & Vickie Twichell
995 Fourth Green Drive
PO Box 5337
Incline Village, Nv 89451

[Sent from the all new AOL app for iOS](#)

From: Reed Lonny <reed13@rocketmail.com>
Sent: 3/26/2024 2:08:39 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Church/School

I think having a School at the Village Church is a no-brainer. Not to mention would be great for the community.

Thank you
Lonny Reed

From: Jessica Dean (LCA) <jessica.dean@salesforce.com>
Sent: 3/26/2024 4:24:23 PM
To: Public Comment <PublicComment@trpa.gov>
Subject: Support for Expansion of Village Christian School

To Whom it may concern,

I live at 967 Granite Court in Incline Village, and I offer my support for the school's expansion. There is a concerning lack of childcare opportunities in the area and this school is filling that gap. Using the land to invest in the development of the local kids is a wonderful use case and a fantastic opportunity for the community.

Please don't hesitate to contact me if you have any questions or would like additional comments.

Jessica Dean
Legal Operations Senior Manager | Salesforce
Email: jessica.dean@salesforce.com

For assistance, please reach out to the appropriate teams below:

Accounts Payable (follow up on **invoice payment status**): accountspayable@salesforce.com
Legal eBilling System (LAW FIRM **Billing Agents**): LawCorpAffairsEbiling@Salesforce.com
OCM Team for **Salesforce internal personnel ONLY**: Internal-LCAeBilling@salesforce.com
Sourcing (for **non-legal Purchase Orders**): Procurement@salesforce.com

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